


FROM	NAME & TITLE	THOMAS J. STOSUR, DIRECTOR	CITY of BALTIMORE MEMO	
	AGENCY NAME & ADDRESS	DEPARTMENT OF PLANNING 417 EAST FAYETTE STREET, 8 TH FLOOR		
	SUBJECT	BMZA / 3800 Southwestern Boulevard		

TO Mr. David Tanner, Executive Director
Board of Municipal and Zoning Appeals
417 East Fayette Street, 14th Floor

DATE: November 3, 2011

REQUEST

The Department of Planning has received John Schatz's Board of Municipal and Zoning Appeals (BMZA) application, on behalf of SRB Arbutus Real Estate Holdings LLC, to add a 6' by 30' concrete block addition to an existing wash bay in an existing car wash. We understand that this appeal is scheduled for hearing on November 22, 2011.

SITE

3800 Southwestern Boulevard is located on the west side of the street, at the intersection with Custer Road. This property measures approximately 110' along Southwestern Boulevard by 74'10" along Custer Road and contains approximately 0.326 acre, and is currently improved with a one-story commercial building measuring approximately 54' by 30' joined to a one-story commercial building measuring approximately 30' by 25'. This site is zoned B-3-1.

ANALYSIS

Conditional Use: In this zoning district, car washes are a conditional use, requiring approval by the Board (§6-408). This application requests a modification of an existing, previously approved car wash on this property.

Change in Conditional Use: Any change to that use, including any expansion, relocation, or structural alteration, is subject to the procedures and requirements imposed by this article on conditional uses (§3-306.b.2). The proposed 6' by 30' concrete block addition would not add a bay to the existing car wash, only widen it to allow it to have the same interior dimensions as the other bays in the car wash.

Required Yard: In this zoning district, a minimum interior side yard setback of 0' is required unless the side yard is provided, in which case the requirement is 10' (§6-412.c.). In this case, the proposed addition will project to within 0' of the interior side lot line.

RECOMMENDATION

The Department of Planning has no objection to this appeal.

TJS/wya/mf

cc: John Schatz, Appellant